

FOR LEASE BEVERLY GROVE

8000 W 3RD ST

LOS ANGELES, CA 90048

\* RENDERING SUBJECT TO CHANGE



CBRE



# HIGHLIGHTS



## 8000 W 3RD ST

**Total Size:** ±5,280 SF  
divisible to: ±1,600 SF, ±800 SF,  
±800 SF & ±800 SF bays

**Rate:** Upon Request



Near The Grove, Beverly Center &  
The Original Farmer's Market



Metered Parking along W 3rd St  
and Edinburgh, Designated On-Site  
Parking



Tremendous Frontage along W. 3rd Street. Adjacent to Beverly Hills & West Hollywood





# HEART OF BEVERLY GROVE



BEVERLY HILLS

SOHO HOUSE WEST HOLLYWOOD

THE BIRD STREETS

THE FLATS

PACIFIC DESIGN CENTER

CEDARS-SINAI

BEVERLY CENTER

FUTURE MIXED USE  
RESIDENTIAL DEVELOPMENTS

BACARI  
BYRDIE'S  
AZAI HANDROLL  
ELEVATE  
AND MORE...

SWEETFIN

SWEETGREEN  
UNCLE PAULIE'S DELI  
VERVE COFFEE

BEVERLY GROVE HOMES

MAJESTIC CAR WASH

8000 W. 3RD ST

W. 3RD ST - 26,000 CARS PER DAY

PARKING FOR TRADER JOE'S,  
MENDOCINO FARMS, AND  
SIDECAR DONUTS



# 8000 W 3RD ST

±5,280 SF  
Hard Corner  
Former Auto Shop  
Renderings Subject to Change

## THE FUTURE



## CURRENT IMAGE



## CURRENT IMAGE





# LOCAL HAPPENINGS

CENTURY CITY

BEVERLY HILLS

CEDARS-SINAI

THE BEVERLY CENTER

WEST HOLLYWOOD

LA LA LAND CAFE

JOAN'S ON THIRD

FONUTS

SWEETFIN POKE

ROBATA JINYA

CONTINENT  
MEDIA  
GROUP

VERVE COFFEE ROASTERS

BACARI W 3RD

SWEETGREEN

MAJESTIC CAR WASH  
SHELL

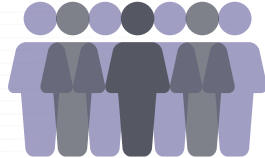
W. 3RD ST





# BEVERLY GROVE

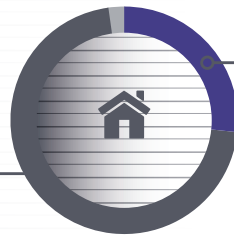
97,667  
RESIDENTS



40.3  
MEDIAN AGE



63.4%  
RENT



26.6%  
OWN



127,505  
TOTAL  
HOUSEHOLDS

\$158k  
AVERAGE HOUSEHOLD  
INCOME

\$1.4M  
MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2023 Population - Current Year Estimate	43,660	343,100	938,433
2028 Population - Five Year Projection	43,600	347,402	960,522
2023-2028 Annual Population Growth Rate	-0.03%	0.25%	0.25%



## HOUSEHOLDS

2023 Households - Current Year Estimate	22,547	167,532	419,188
2028 Households - Five Year Projection	22,699	171,095	433,151
2023-2028 Annual Household Growth Rate	0.13%	0.42%	0.66%
2023 Average Household Size	1.91	2.02	2.18



## HOUSING INCOME

2023 Average Household Income	\$160,347	\$139,180	\$120,041
2028 Average Household Income	\$184,511	\$161,906	\$139,612
2023 Median Household Income	\$104,666	\$86,858	\$73,417
2028 Median Household Income	\$119,739	\$104,015	\$87,035
2023 Per Capita Income	\$82,655	\$67,957	\$53,787
2028 Per Capita Income	\$95,874	\$79,725	\$63,136



## EDUCATION

2023 Population 25 and Over	34,299	264,459	688,520
HS and Associates Degrees	8,803	86,251	242,121
Bachelor's Degree or Higher	24,533	157,494	353,448



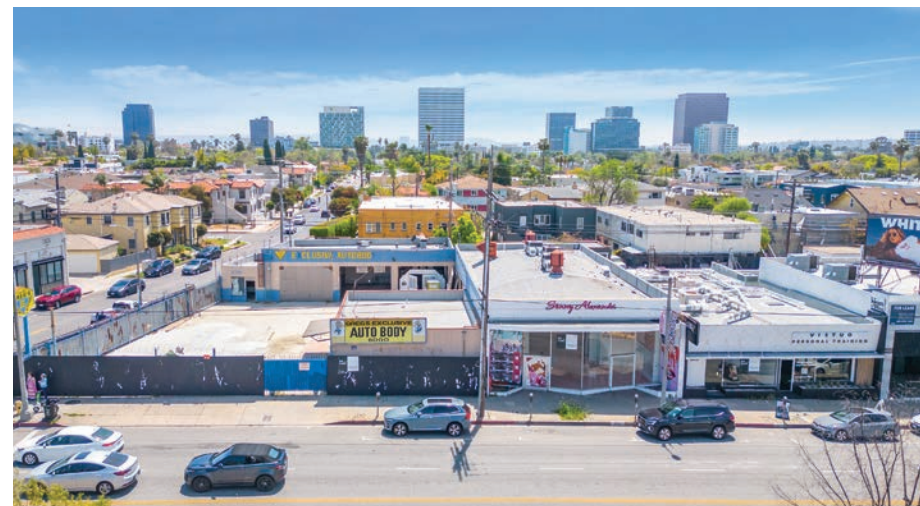
## HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2023 Housing Units	24,466	184,179	458,591
2023 Vacant Housing Units	1,919	16,647	39,403
2023 Occupied Housing Units	22,547	167,532	419,188
2023 Owner Occupied Housing Units	4,785	45,965	104,084
2023 Renter Occupied Housing Units	17,762	121,567	315,104



## PLACE OF WORK

2023 Businesses	7,263	39,234	72,714
2023 Employees	49,810	290,913	663,817



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